

Prepared by and return to:  
Lindsay Park  
Empower Title, LLC  
1533 Dale Mabry Highway, Suite 101  
Lutz, FL 33548

File Number: 22113712EFL

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## Special Warranty Deed

This Special Warranty Deed made this 8th day of June, 2022, between LGI Homes - Florida, LLC, A Florida limited liability company whose post office address is 1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380, grantor, and KABI Enterprises, LLC, a Florida limited liability company whose post office address is 24 Cinnamon Grove Lane, Palm Coast, FL 32137, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to-wit:

Lot 33, Block 25, FLORIDA PARK SECTION 10, PALM COAST, a Subdivision, according to the plat thereof, recorded in Plat Book 6, Page 43, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7010-00250-0330

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Courtney Culver  
Witness Name: Courtney Culver

Vicki K. Sabo  
Witness Name: Vicki K. Sabo

LGI Homes - Florida, LLC, a Florida Limited Liability Company

By: [Signature]

Name: John P. Kenna

Title: Authorized Agent

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2022, by John P. Kenna as Authorized Agent for LGI Homes - Florida, LLC A Florida limited liability company, who: ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

Courtney Culver  
Notary Public (Signature)  
Print Name: Courtney Culver  
My Commission Expires: 7/26/2025  
Stamp/Seal:

